



4.5 CAPITAL IMPROVEMENTS PROGRAM

The Capital Improvements Program (CIP) describes program elements associated with base development such as architectural compatibility guidelines, landscape development guidelines, and demolition program. The CIP also identifies major facility projects for various program avenues in conformance with the Facility Board approved programs.

4.5.1 Architecture Compatibility Guidelines

Architectural standards for Goodfellow AFB are specified AFI 32-1008, AFI 32-1024, AETC Standards for Installation Excellence, and in various Air Force design guides for specific type facilities. The following are general guidelines specific to Goodfellow's architectural compatibility:

Power lines are underground for new construction and continued effort to bury the few remaining overhead lines.

Exterior lighting should be square metal poles, shoe-box fixture and bronze anodized finish.

Strive for ground floor mechanical rooms and screened ground mounted mechanical equipment avoiding roof mounted equipment unless absolutely necessary.

The number of signs will be held to the minimum required for identification and customer service. Signage requirements must adhere to AETCI 32-1001 and the Standard for Installation Excellence. Signage must be submitted for review and approval from 17 CES/CECB.

The main architectural theme for the majority of the base consists of Elgin red brick (Elgin Butler No. 6556) with bronze standing seam metal roofs. Renovation of existing buildings can include stucco siding and standing seam metal roofs. When applicable, brick trim is incorporated to match or architectural-



Dormitory — Elgin Red Brick



***Base Fire Station — Elgin Red Brick
with DFIS/Stucco***

turally tie together renovated facilities with adjacent newly constructed facilities. The color scheme for facilities are earth tones. Bronze colored roofs are preferred, however, light earth tone composition roofs can be used on a limited basis where compatible with surrounding structures.

Large industrial facilities are constructed of metal siding with metal roofs. Colors are earth tones, typically light beige walls and bronze

colored roofs. New facilities within the intelligence training area should be constructed of reddish-orange brick, similar to existing buildings in the area. Bronze standing seam metal roof or flat built-up roof is appropriate in this area.

Architectural guidelines are shown in the matrix for the different types of new or renovated (vintage) facilities.

***Vintage Gymnasium —
EFIS/Stucco***



A photograph of a large, modern brick building with a prominent glass entrance. A flagpole stands near the entrance, and a car is parked on the street in front of the building. The sky is clear and blue.



Fire Truck Maintenance Building

ARCHITECTURE	Elgin Red Brick	Other Brick	PreCast Concrete	EIFS/Stucco	Metal Siding	Sloped Roof	Flat Roof	Horizontal Banding	Vertical Element	Recess/Covered Window	
Administrative	●	●	●	●	●	●	●	●	●	●	●
Community	●	●	●	●	●	●	●	●	●	●	●
Family Housing	●	●	●	●	●	●	●	●	●	●	●
Dormitory	●	●	●	●	●	●	●	●	●	●	●
Industrial/Maintenance	●	●	●	●	●	●	●	●	●	●	●
Medical	●	●	●	●	●	●	●	●	●	●	●
Intelligence Campus	●	●	●	●	●	●	●	●	●	●	●
Vintage	●	●	●	●	●	●	●	●	●	●	●
● = Mandatory ● = Optional ● = Not Permitted											

**Landscaped Buffer****Indigenous Plant Material**

4.5.2 Landscape Development Guidelines

A basewide Landscape Plan serves as a guide for the development and management of the landscaped areas on the base. The following goals and principles are used in the landscape architectural design of the installation.

Use plant materials indigenous to the area to maximize survivability.

Maximize the xeriscape concept using low maintenance plants, ground covers, and heat-reducing mulches to reduce watering requirements.

Improve the overall quality of the base through aesthetic and functional applications of plant material.

Use plant materials that minimize the environmental impact on facilities and improve environmental quality and energy conservation.

BT-13 Park

4.5.3 Demolition Program

As recommended in Section 2.0 the Demolition Program will be used to consolidate similar land uses. The Demolition Program will focus on elimination of many WW II era buildings spread over the base and consolidating these functions into new highly efficient facilities. The buildings proposed for demolition and their associated replacement facilities are described below. Additionally the buildings planned for demolition are shown in Figure 4.24.

Demolish Bldgs 101, 104, 143, 145, 158, 300, 308, 318, 320, 339, 433, 434 and 734; construct a new Consolidated Wing Headquarters.

Demolish Bldgs 112, 113, and 141; construct a new Consolidated Communications Complex.

Demolish Bldgs 139 and 154; replace with a new Chapel Center.

Demolish Bldgs 201, 216, 410, 431, 433, 434, 443, 513, 514, and 515 ;

construct a new Consolidated Logistics Facility. (Buildings 433 and 434 will be demolished under this project if they are not demolished sooner under the Consolidated Wing Headquarters project.)

Demolish Bldg 155 after the construction of a new Addition to the Youth Center.

Demolish Facility Number 506 and 507, an abandoned non-potable water storage tank and pump house.

Demolish Bldg 904; replace with a new Gas Station.

Demolish Bldgs 726, 741, 742, 744, and 747; long range plan.

4.5.4 Major Projects

The Major Projects are identified by program type in the following list.

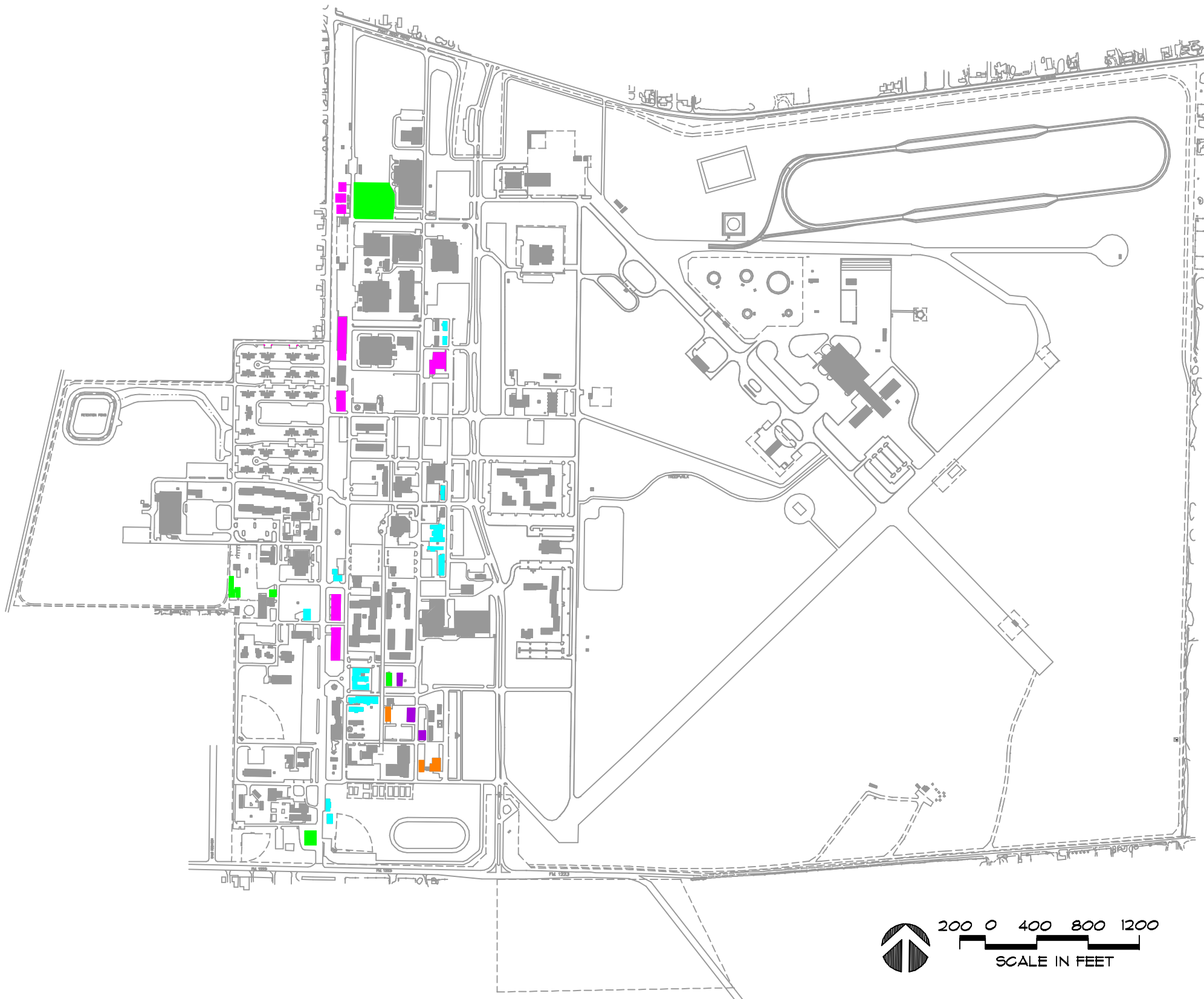
The Major Projects are illustrated in Figure 4.25.

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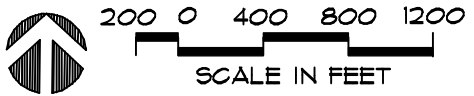


Figure 4.24

Demolition Program



- Bldgs Demolished for Consolidated Wing Headquarters
- Bldgs Demolished for Consolidated Communications Complex
- Bldgs Demolished for Chapel Center
- Bldgs Demolished for Consolidated Logistics Facility
- Other Buildings Planned for Demolition



MAP KEY	PROJECT	DESCRIPTION	PROG COST (\$000)	PROG TYPE
1	003000	Construct Student Dorm Successful congressional insert to the FY99 MILCON Program. Construction start in 1999. 200-PN Pipeline-student dorm to replace substandard Dorms 401&409.	\$7,300	MILCON
2	013001	Consolidated Wing Headquarters Construct an efficiently configured, adequately sized consolidated complex for the key command and base support functions that are scattered across the base in 13 WWII wood frame substandard facilities.	\$8,900	MILCON
3	023000	Consolidated Communications Complex Construct an efficiently configured, adequately sized facility which consolidates numerous comm functions basewide. These functions are currently spread throughout the base in 11 old substandard buildings.	\$4,500	MILCON
4	043000	Chapel Center Construct a complex providing modern worship, education, program support, and administrative facilities to the Goodfellow religious community.	\$2,600	MILCON
5	983001	Consolidated Base Logistics Facility A facility of adequate size and configuration required to accommodate the processing and storage of supplies and equipment in support of the base's training mission.	\$6,000	MILCON
6	973002	Construct Permanent Party Dorm Construct a 96-person permanent party dorm to satisfy the 103-person deficit resulting from the conversion of substandard central latrine dorms 241, 242, 243, and 356 into the 1 + 1 standard. The construction of the 96-person dorm is the nearest size available to fit the 1 + 1 standard design configuration.	\$4,750	MILCON
7	984501	Replace Family Housing Officers Quarters This project demolishes 3 poorly located WWII appropriated officer quarters and replaces them with two new, modern, senior officer housing units located in an area appropriately planned for increased housing by a private development.	\$500	Housing
8	N/A	Family housing privatization initiative which provides 8 key & essential officer units plus 52 enlisted quarters in the 6-year program and an additional 40 enlisted quarters in the long term program.	\$11,000	Housing
9	984004	Repair Lanham Housing Units (Energy repair/improvement program) A comprehensive energy upgrade to include matched highly efficient HVAC units, ceiling insulation, and electrical service replacement.	\$443	Housing
10	961056 2	Repair Storm Drain (Off Base) Project constructs an outflow pipe from existing detention pond and moves runoff water through the City of San Angelo utility easements and discharges in the Concho River.	\$300	Housing
	961056 3	Repair Storm Drainage Military Family Housing Project constructs a subsurface storm sewer network in Lanham MFH area. The network will collect the runoff water by curb inlets, grates, and area drains. The collected water will discharge through an existing swale into a detention pond.	\$750	Housing

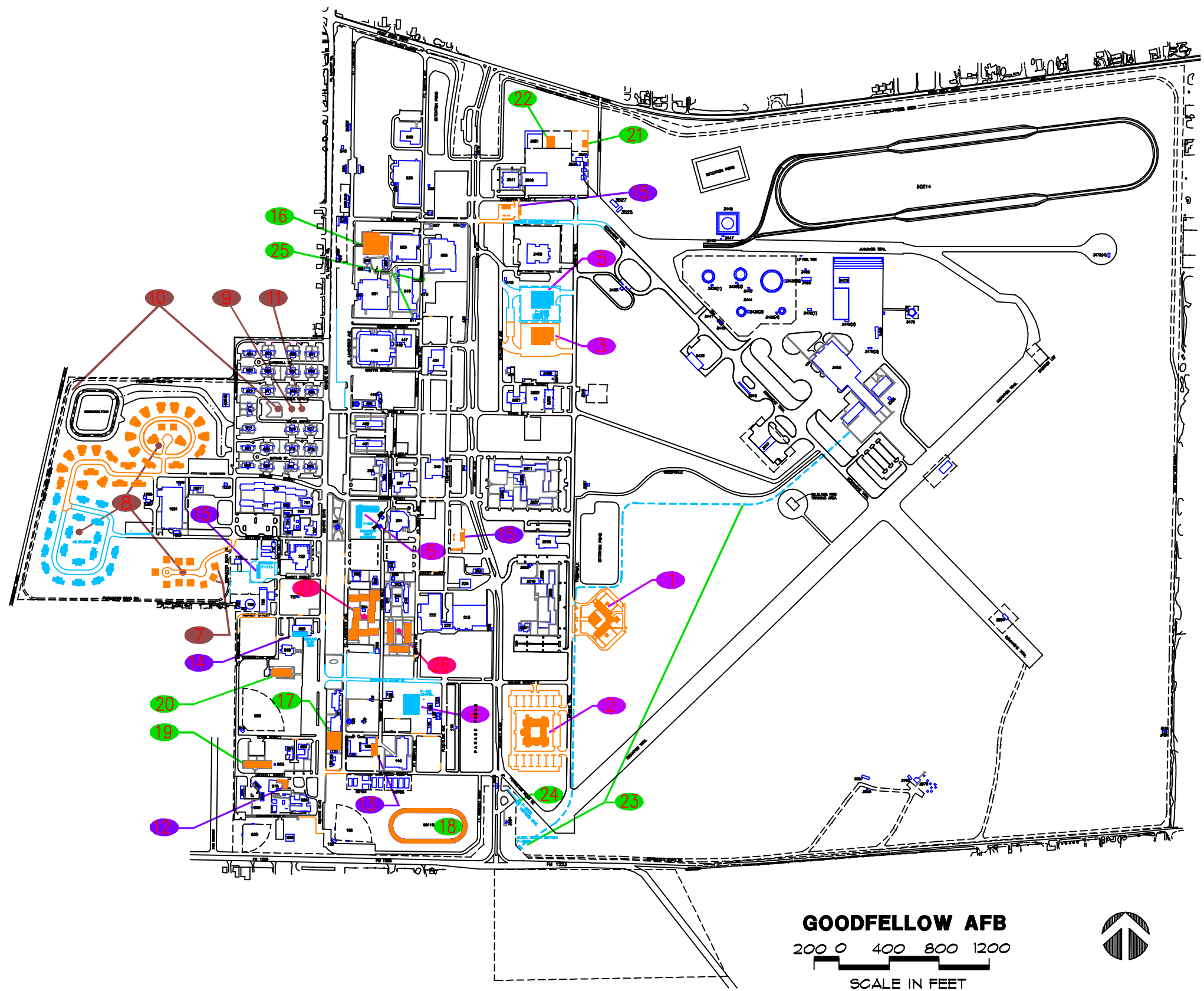
MAP KEY	PROJECT	DESCRIPTION	PROG COST (\$000)	PROG TYPE
11	991700B	Repair roads and parking areas in Lanham Housing area.	\$75	Housing
12	965002	Additions and Alterations to the Youth Center (Bldg 915) Provides adequate space for DOD mandated before and after school programs. Project will add 3350 additional square feet.	\$630	NAF
13	975000	Additions and Alterations to the Skills Development Center (Bldg 109) Project expands customer service and work areas, increases the number of automotive work stalls and provides much needed storage/retail space. It also expands the arts and craft area and classroom to allow for individual space for patrons to work on projects.	\$910	NAF
14	935001	Addition to the Bowling Alley (Bldg 800) Installation of 4 new lanes to the bowling center.	\$360	NAF
15	925000	AAFES Service Station. Construct Car Wash.		NAF
16	981039	Repair 4 Latrines in Critical Training Facility (Bldg 521) Sewage stop-ups and overflow causes frequent training interruptions resulting in substantial training-mission degradation.	\$110	O&M
17	981024	Repair (China Beach) Swimming Pool (Fac 123) Repairs piping, valves, filter system, pool surface and deck.	\$141	O&M
18	901005	Repair Running Track Resurfaces deteriorated asphalt track with impact-absorbing rubberized surface.	\$230	O&M
19	971029	Repair Temporary Lodging Facility (TLF), Boiler & Structural (Bldg 910) Replace 20+yr old boiler with new and upgrade to 4 pipe system.	\$370	O&M
20	902401	Upgrade Base Theater (Bldg 812) Upgrades old undersized HVAC & installs fire suppression in this high use facility.	\$298	O&M
21	991036	Ecological Controls Facility Relocates to CES complex and upgrades old, remote, and non-compliant shop.	\$185	O&M
22	021010	Addition to Base Civil Engineer Complex Consolidates all the CE Operations functions.	\$450	O&M
23	951024 1	Loop Electrical/Switch/Feeders Project repairs the base electrical system by providing backfeed capability to the DOD Fire School and the supporting areas. It also increases feeder capacity to the dorm area which houses 1000 students.	\$625	O&M
	961023 1	Install South Switchgear and Feeders Phase 1 Installs feeders and a switchgear from metering point to existing southern circuits on base. This will provide switching capability between the north and south switching stations, giving additional sectionalization, backfeeding, and redundancy.	\$535	O&M
	961034D	IDIQ Electric Repair (Poleway) Replaces antiquated overhead distribution system with a reliable underground electrical system. Greatly enhances base appearance.	\$432	O&M
24	981007	Construct Visitor Center at South Gate This project constructs a Security Forces visitor control center. The facility will also function as the Security Forces pass and registration office.	\$167	O&M

MAP KEY	PROJECT	DESCRIPTION	PROG COST (\$000)	PROG TYPE
25	951037 1	Repair ECP and Troopwalk SCIF This project remodels Bldg 517 and it will replace the existing asphalt with a plaza area.	\$250	O&M
26	001003	Upgrade Dorm 238	\$1,468	OSD
	971030	Upgrade Dorm (VAQ) 239	\$1,468	OSD
	011001	Upgrade Dorm 240 These projects upgrade the dorm to the Air Force policy for Quality of Life. Improvements include remodeling the interior, replacing lighting, replacing doors with window panels and weather-stripping, installing a new sprinkler system, and upgrading the HVAC systems.	\$1,468	OSD
27	991030	Repair Roofs on Base Dorms (Bldgs 255 and 257) 20 year-old deteriorated roofs have had no repair since original construction.	\$206	OSD
	981015	Repair Dorm Interior 250	\$1,102	OSD
	981017	Repair Dorm Interior 252	\$1,040	OSD
	981018	Repair Dorm Interior 255	\$1,157	OSD
	981019	Repair Dorm Interior 257 These projects upgrade the dorms to the Air Force policy for Quality of Life. Improvements include remodeling the interior, replacing lighting, replacing doors with window panels and weather-stripping, installing a new sprinkler system, and upgrading the HVAC systems.	\$1,100	OSD
	001002	Upgrade Laundry/Dayroom 251 & 256 These projects will upgrade the interior of the laundry facility. The upgrade will include painting the interior, replacing the lighting, and replacing the shelving. It also repairs the HVAC and fire alarm system.	\$155	OSD

Revised 15 Oct 99

Figure 4.25

Major Base Projects



- FIVE YEAR MAJOR CONSTRUCTION
- LONG RANGE MAJOR CONSTRUCTION
- MILCON
- HOUSING
- NAF
- O & M
- OSD

Section 5

General Plan Maintenance and Revision

- 5.1** Review Process page 5-1
- 5.2** Contacts for Recommendations
and Changes page 5-1
- 5.3** Updating and Production page 5-1

Section 5

General Plan Maintenance and Revision

5.1 REVIEW PROCESS

The proponent of this General Plan (GP) for Goodfellow AFB is the Base Civil Engineer. The civil engineering staff promotes and oversees the review effort. Attention must be given to the review of the GP by the Base Development Staff, as this is an important tool used in base development. This document affects the installation's development activities, and consideration must be given to its distribution among major units.

The Air Education and Training Command (AETC), Directorate of Civil Engineering, Environmental management Division (CEVN), provides guidance and review.

5.2 CONTACTS FOR RECOMMENDATIONS AND CHANGES

Corrections, changes, additional information, or other data pertinent to this General Plan will be directed to:

Richard Holder

17 CES/CECP

460 East Kearney Boulevard

Goodfellow AFB, TX 76908-4122

(915) 654-3900

5.3 UPDATING AND PRODUCTION

The Base Development Staff is responsible for the update of the General Plan. Those pages requiring changes will be developed, reproduced, and distributed to the major units for insertion into their General Plan notebook. Civil Engineering personnel will update Microsoft Word files and AutoCAD files. In order to make periodic updates of the general plan more efficient for local production, the staff has converted the text files provided by the contractor into double column Microsoft Word format with the photographs imported into the text files. This allows all the text to be revised and printed using Microsoft Word. The maps will be digitally updated using AutoCAD and printed on a color plotter. Then the updated text and maps can both be duplicated by a color copier.

Appendices

Bibliography page A-1

Acronyms and Abbreviations..... page B-1

Appendix A

BIBLIOGRAPHY

SECTION 1.0 INTRODUCTION

Air Force Comprehensive Planning, AFI 32-7062.

SECTION 2.0 PLAN FINDINGS AND RECOMMENDATIONS

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SECTION 3.0 INSTALLATION AND VICINITY PROFILE

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SECTION 5.0 GENERAL PLAN MAINTENANCE AND REVISION

Air Force Comprehensive Planning, AFI 32-7062.

Information Developed With Personnel From the 17th Civil Engineer Squadron, Goodfellow Air Force Base, Texas, and HQ Air Education and Training Command, Randolph Air Force Base, Texas.

Appendix B

Acronyms and Abbreviations

AAFES	Army Air Force Exchange Services
AETC	Air Education and Training Command
AF-EMIS	Air Force - Environmental Management Information System
AFB	Air Force Base
AFCEE	Air Force Center for Environmental Excellence
AFI	Air Force Instruction
AOC	Areas of Concern
AST	Aboveground Storage Tank
ATC	Air Training Command
BCP	Base Comprehensive Plan
BIDDS	Base Information Digital Distribution System
BX	Base Exchange
C4I	Command, Control, Communications, Computers, and Intelligence
CES	Civil Engineering Squadron
CEV	Civil Engineering Environmental Flight
DoD	Department of Defense
ECM	Energy Conservation Measures
EIFS	Exterior Insulation and Finish System
EPA	Environmental Protection Agency
eps	encapsulated postscript
ERA	Environmental Restoration Account
ESPC	Energy Savings Performance Contract
FIX	Facility Infrastructure Examination
FY	Fiscal Year
GP	General Plan
HQ	Headquarters
HVAC	Heating, Ventilating, Air Conditioning, and Cooling Systems
IAP	Initial Accumulation Point
IDQ	Indefinite Delivery Quantity
ITN	Information Transfer Nodes
IRP	Installation Restoration Program
LBP	Lead Based Paint
LF	Landfill

MED	Medical
MFB	Military Family Housing Maintenance and Repair
MFH	Military Family Housing
MFH	Military Family Housing Construction
MILCON	Military Construction (Program)
MWR	Morale, Welfare, and Recreation
NAF	Non-Appropriated Fund
NFRAP	No Further Response Action Plan
O&M	Operations and Maintenance
OTH	Other
PC	Personal Computer
PCB	Polychlorinated Biphenyl
POL	Petroleum, Oil, and Lubricants
PVC	Polyvinyl Chloride Pipe
QD	Quantity Distance
SABER	Simplified Acquisition of Base Engineering Requirements
SCIF	Special Compartmental Intelligence Facility
SS	Storage Site
ST	Storage Tank
US	United States
USA	United States of America
USAF	United States Air Force
UST	Underground Storage Tank
WTU	West Texas Utilities
WWII	World War II



Air
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and
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